THIS DOCUMENT PREPARED BY:

Barbara J. Moss
Elder Law of Nashville PLC
162 Woodmont Blvd
Nashville, TN 37205

OWNERS:
Susan D Jones
6495 Hwy 51
Wilsonville, AL 35186

Map & Parcel:
103-16-0A 026.00

SEND TAX NOTICE TO: **Same**

Karen Johnson Davidson County
Batch# 956490 **AFFIDAVITH**
12/30/2022 09:43:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221230-0133842

AFFIDAVIT OF INHERITANCE

STATE OF ALABAMA)
COUNTY OF Shelby)

The undersigned, April Sharpe, being duly sworn, deposes and says:

Nell F. Haggard, a resident of Davidson County, Tennessee, died on November 17, 2022, (death certificate attached). Ms. Haggard died owning the following real estate:

Unit No. 904 of ROKEBY, a Condominium or horizontal property regime established by Master Deed of record in Book 4829, page 138, Register's Office for Davidson County, Tennessee, as amended in Book 4983, page 98, and Book 5096, page 409, said Register's Office; and shown on a "2nd Revised Plan" of record in Book 5050, page 16, said Register's office. The said Unit is more fully depicted on the Plan of the 9th Floor of ROKEBY of record in Book 5060, page 64, said Register's Office.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed and By-Laws, including without limitation such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements shown on the said Plan of record in Book 5060, page 64, said Register's Office, but specifically excluding any interest in parking spaces shown as limited common elements on the "2nd Revised Plan" of record in Book 5050, page 16, said Register's Office.

Subject, however, to all of the provisions, conditions, restrictions, burdens and undertakings contained in the said Master Deed, the Plan, as amended, and the By-Laws,

all of which the Grantee does assume and agree to observe and perform, including, but not limited to, the payment of assessments.

Being the same property conveyed to Nell Frosh Haggard by deed from The Rokeby Corporation of record in Book 5414, page 461, said Register's Office.

This property is known as 3901 West End Ave, Apt 904, Nashville, TN 37205.

At the time Nell F. Haggard died, she was widowed and had one child, Susan D. Jones, a resident of Wilsonville, Alabama.

The undersigned, April Sharpe, was a niece of Nell F. Haggard. She knew the family for more than 50 years.

Signed this 16 day of December, 2022.

April Sharpe

April Sharpe

BEFORE me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared April Sharpe, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand affixed my seal at my office in said County, on this 16th day of December, 2022.

Notary Public

Scott C. Kelley NOTARY PUBLIC ALABAMA STATE AT LARGE

My Commission Expires: 12/19/2023

T.C.A. §67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. §67-4-409(a)(5) further provides the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to beneficiaries.